



City of Seattle

Department of Planning and Development  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3013899  
**Applicant Name:** Bill Singer, Environmental Works  
**Address of Proposal:** 431 Boylston Avenue E

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a five-story structure containing 45 low-income studio apartment units. Parking for three vehicles to be provided (one surface and two within garage). Existing structures to be demolished.

The following Master Use Permit components are required:

**Design Review (SMC 23.41)**

Development Standard Departures to allow less than the required front and side setbacks (SMC 23.45.518)

**SEPA-Environmental Determination (SMC 25.05)**

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

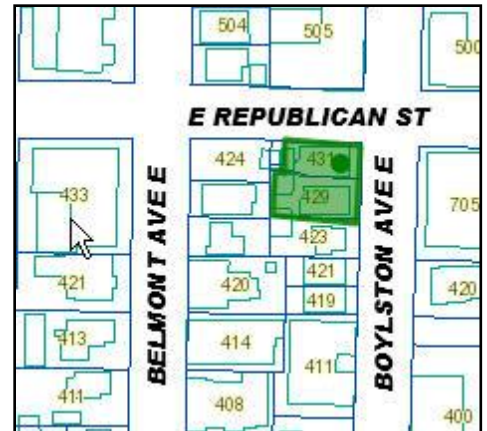
Site Description:

The square 7,051 sq. ft site is located on the southwest corner of E Republican Street and Boylston Ave E. There is no alley.

The site currently contains two residential structures which will be demolished.

From the northwest corner of the site, the lot slopes down eight feet toward the southeast corner. A 42-inch exceptional Horse Chestnut tree is located along the west property line.

The site is zoned Midrise Multifamily (MR). The adjacent zoning to the north, south, east and west is also MR.



ECAs:

No Environmentally Critical Areas have been identified on site.

Access:

The site is bounded by E Republican Street on the north and Boylston Avenue E on the east.

Surrounding Development and Neighborhood Character:

The neighborhood is characterized by small single family homes and low- and mid-rise apartment and condominium buildings, most of which date from the early to mid-twentieth century. Older buildings are typically 3-4 story brick structures, while later buildings tend to be wood frame or concrete structures, ranging from 3-5 stories. Recent developments are typically wood frame buildings, 4-6 stories in height. Most of these buildings occupy only one or two parcels, creating a fairly consistent scale of development throughout the neighborhood. Many of the existing buildings are set back from the street and from adjacent property lines, while others, particularly larger buildings, are built out to their property lines. Brick is the most common cladding material, particularly in older buildings, while later buildings are clad in a variety of materials including wood, brick, stone and concrete masonry.

Most of the buildings are developed without parking or have parking access from the adjacent streets. The site is located within two blocks of Metro bus routes.

The area is characterized by a steady slope from the top of Capitol Hill on the east, down to the I-5 and South Lake Union to the west.

The platting pattern in this area is regular and follows the hillside. The blocks are moderately sized measured north-south, and the streets intersect with the streets at a 90 degree angle. The area includes sidewalk, curb, and gutter, and appears to have a high level of pedestrian activity in spite of the narrow sidewalks.

## **PUBLIC COMMENT**

One member of the public attended this Early Design Review meeting and one comment letter was submitted after the meeting. The following comments, issues and concerns were raised:

- Noted location of public dining room and living room, with proposed transparency on the street corner, is a departure from the typical residential typology in the neighborhood. Stated common room may function better at the top of building near the proposed rooftop amenity area.
- Felt the proposed material change application seemed arbitrary and did not relate to existing context. Felt the building may benefit from a strong first floor material expression transitioning to another material at upper levels, similar to the Viceroy Apartment building across the street.
- Encouraged building design to respond to the exceptional tree. Noted the tree presented an opportunity for architectural expression such as a notch in the building facade or responsive window patterning.
- Suggested a pull-through/circle drive at lowest level under building for pick-up and drop-off of residents to limit street congestion and back-up warning sounds. Entrance may be located on Boylston and exiting on Republican or vice versa. Encourage an entrance inside the building for residents to get in/out of vans/vehicles.
- Discouraged front or side balconies (E Republican Street or Boylston Avenue).
- Suggested incorporating interior courtyard possibly above parking/drive area-not facing either Republican St. or Boylston for residents to congregate/smoke.
- Would like to see a garden provided in a courtyard area for residents to tend.
- Would like to see limited operability of windows on the upper levels for safety of residents.

The applicant applied for a Master Use Permit on February 7, 2013. Notice of Application was published on February 14, 2013 and a 14-day comment period was extended to 28 days ending on March 6, 2012. The following comments were received.

- Insufficient parking provided.
- Opposed to six story structure given reduction of light and air to adjacent residential structures.
- Proposed design does not provide sufficient communal spaces and units are too small.
- Encourage diversity in unit size to accommodate a demographic of single, couples and families.
- Suggest lowering height of building by providing additional floor levels below grade.
- Feel proposed structure is out of scale with the adjacent residential building directly south.
- Concerned setback departure request along the south property line will be located in area of existing easement. Would like to see setbacks measured from the edge of the easement rather than the property line.
- Concerned building located at edge of the easement will limit visibility of pedestrian along the sidewalk.
- Concerned that the removal of the existing shared garage will remove neighbors permitted parking.
- Concerned utility service may be impacted by construction.

- Concerned about construction impacts of noise, dust, fumes and clutter.

There were no members of the public in attendance at the Recommendation meeting held on May 1, 2013.

### **EARLY DESIGN GUIDANCE MEETING: January 9, 2013.**

#### **DESIGN PRESENTATION**

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number(s) (3013899) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The EDG packet is also available to view in the 3013899 file, by contacting the Public Resource Center at DPD:

**Mailing Public Resource Center**  
**Address:** 700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

### **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

#### **EARLY DESIGN GUIDANCE (JANUARY 9, 2013):**

##### **1. Massing and Building Location**

The Board felt the preferred Massing Option A should move forward to MUP submittal with the following guidance:

- a) The Board would like to see the preferred massing option evolve to communicate a clear design parti. The Board noted the design parti should be harmonious with the existing architectural context while also being sensitive to the proposed residential use within the building (C-1, C-2).
- b) The Board agreed Massing Option A provided the better design solution. By maintaining the exceptional tree at the rear of the lot and limiting overall building height, the proposed building provides a better scale and proportion to the surrounding neighborhood structures (B-1, E-1).

- c) The Board noted the street setback departure requested along E Republic Street mirrors the setback across the street provided by the Viceroy. The Board stated the two buildings function as street corner book ends serving as a structured gateway for travelers heading west down E Republican Street (A-1, A-2, C-1).
- d) The Board supported the proposed setback departure request on Boylston Avenue. The Board acknowledged the façade location at the street property line is consistent with the majority of structures on the street, with the exception of the single family structure directly south. The proposed wall reinforces the existing spatial characteristic of the neighborhood context (A-2).

## **2. Corner Treatment**

- a) The Board questioned the highly transparent corner treatment at E Republic Street and Boylston Avenue. The Board agreed the corner design should respond to the traditional neighborhood corner treatment, offering visual interest for pedestrians, respecting intended use of space, while also integrating into the overall architectural parti of the building (A-10, C-1, C-2).

## **3. Boylston Avenue Façade**

- a) The Board preferred the wall treatment presented in the Façade Treatment 1 graphic (additional sheet provided at the meeting). The Board favors the use of standard brick as a material choice, used traditionally throughout the Capitol Hill neighborhood (C-1, C-4).
- b) The Board noted the proposed Façade Treatment 1 graphic includes additional modulation along the south property line which is not clearly shown in the preferred massing option. The Board recommended the applicant develop the Boylston Avenue façade with a strong street wall, incorporating architectural and material framing around the primary residential entry. The façade should be designed consistent with Façade Treatment 1 rather than the stepped, recessing façade presented in the Preferred Massing Option (A-2, A-3, C-2, C-4).
- c) The Board felt the primary entry on Boylston should be designed with the same direction as the street corner. The first floor level should be resolved in the overall design parti while encouraging a strong entry point consistent with the design inspiration presented within the Early Design Guidance packet (C-2).

## **4. Materials**

- a) The Board was supportive of the standard brick material presented within the design package. The Board encouraged use of durable, quality materials respectful of existing materiality context of the established Capitol Hill neighborhood. The Board agreed the building's corner location plays a prominent role in the overall neighborhood context and should be designed and executed with attention to long term quality (A-10, C-4).
- b) The Board noted that all changes in material should be accompanied by a minimum 12 inch plane change (C-4).
- c) The Board felt the materiality of the building design could progress in one of two directions. The building may utilize a robust material at the base level, transitioning with setback to another material at the upper floors, similar to the Viceroy. Alternatively one single durable material may be utilized for the entirety of the façade within a single plane (C-4).

## 5. Tree

- a) The Board agreed the existing tree provided an opportunity to enhance the overall site development. The Board requested the applicant investigate ways in which the building architecture or site design may incorporate a deliberate and thoughtful response to the Exceptional Tree. Treatment may include, but is not limited to, window location, notch in building and quality landscape design (E-1).

## **RECOMMENDATION MEETING: MAY 1, 2013**

The packet includes materials presented at the Recommendation meeting, and is available online by entering the project number (3013899) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

or contacting the Public Resource Center at DPD:

**Address: Public Resource Center**  
700 Fifth Ave., Suite 2000  
Seattle, WA 98124

**Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)**

<b>PRIORITIES &amp; BOARD RECOMMENDATIONS</b>
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At the Recommendation meeting, the Board discussed the response to EDG and offered the following recommendations for the proposal to meet the applicable Design Review Guidelines identified at the EDG meeting.

### **1. Landscape and Planting**

- a) The Board appreciated the dense landscaping provided at the ground level. The provided landscape design and plant palette is consistent with the existing neighborhood context (E-1).

### **2. Materials**

- a) The Board noted the proposed materials include a concrete basement and first floor brick base. The upper levels will be finished with metal panels provided in a “running band” pattern. The recessed circulation corridors and stair penthouse will be finished with through-color minaret panels of fiber cement matching concrete base. The more detailed material application includes tongue and groove cedar at the recessed entry walls, fir doors, a steel entrance canopy, open-mesh mill-finish aluminum garage door, and steel lentils at each window. In addition to the primary materials and detailed materials, a number of artistic elements have been added to the building including an entry railing, laser cut window screens, concrete entry canopy support column, and precast masonry cornice (C-4).
- b) The Board was supportive of the modern material and color application on a more traditionally designed building (C-2, C-4).

- c) The Board noted the larger metal panels provided on Floors 2-5 were 21” x 63” are the same 1 to 3 proportion as the smaller bricks at the lower levels. The smaller size of the brick base topped with larger metal panel pieces adds to the contemporary nature of material application (C-4).

### **3. Building Artwork**

- a) While the Board was supportive of the primary material application, they felt there was a disconnect between the detailed artistic material application and the overall material application. The Board provided specific guidance to further development of the cornice, window screens and entry column. The Board encouraged the applicant to contemporize the design of the metal screens and the cornice to provide an overall cohesiveness in the modern material application (C-2, C-4).
- b) The Board noted the importance of the cornice at the first and second floor material change. The Board encouraged the applicant to reduce the cornice profile and eliminate the OG. The Board stated that the 12 inch minimum plane change discussed at Early Design Guidance Meeting was not required as the design progresses. The Board felt the cornice should balance the upper and lower material application but be simplified to be more in concert with the overall building (C-2, C-4).
- c) The Board noted the window art screens should act as an enhancement to the building. The Board felt the filigree examples within the packet detracted from the sleek modern architectural and material concept. The Board noted the following imperatives for the development of the window art screens: ‘regular, simplified, measured, patterned, architectural, less cute, not kitsch or overdone.’ The Board felt the screens must last the test of time and not appear out of place in 25 years (C-4).
- d) The applicant noted the intention for the screens ‘to facilitate and enforce positive energy for the building’s open recovery program.’ Of the examples provided the Board was supportive of the 5 line musical shaft of varying widths. The lines provide a regulated theme, punctuated by musical notes. The Board encouraged further exploration of alternative artistic direction for the screens and entry column. The Board noted a plant motif might provide a good alternative while also embodying hope/recovery intention of open recovery. The Board felt the chosen artistic direction should benefit the building from an architectural standpoint by reinforcing the modern architectural concept while also providing layers of meaning for residents and public (C-4).
- e) The Board was supportive of a more playful column element at the primary entry provided the column thematically relates to window screens. The Board would like to see a calming of the art piece (C-4).

### **DESIGN REVIEW GUIDELINES**

The Board identified the following Citywide Design Guidelines of highest priority for this project. The specific guidelines are summarized below. The full text of the guidelines is available on the City of Seattle Department of Planning and Development website.

**A-1 Responding to Site Characteristics.** The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

**A-2 Streetscape Compatibility.** The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

**Capitol Hill-specific supplemental guidance:**

- Retain or increase the width of sidewalks.
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
- Vehicle entrances to buildings should not dominate the streetscape.
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.
- For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
- New development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

**A-3 Entrances Visible from the Street.** Entries should be clearly identifiable and visible from the street.

**A-10 Corner Lots.** Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

**Capitol Hill-specific supplemental guidance:**

- Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.
- Provide for a prominent retail corner entry.

**B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

**Capitol Hill-specific supplemental guidance:**

- Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.



- C-1 Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.
- C-2 Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

**Capitol Hill-specific supplemental guidance:**

- Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.
- Solid canopies or fabric awnings over the sidewalk are preferred.
- Avoid using vinyl awnings that also serve as big, illuminated signs.
- Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.

- C-4 Exterior Finish Materials.** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**Capitol Hill-specific supplemental guidance:**

- Use wood shingles or board and batten siding on residential structures.
- Avoid wood or metal siding materials on commercial structures.
- Provide operable windows, especially on storefronts.
- Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

- D-6 Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

**Capitol Hill-specific supplemental guidance:**

- Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

- E-1     Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**
- E-2     Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departures is based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departures.

**Setbacks (SMC 23.45.518 Table A):** The Code requires the following:

**Front Setback:** 7' average, 5' minimum

**Side Setback:** For portions of the structure below 42': 7' average, 5' minimum

For portions of the structure above 42': 10' average, 7' minimum

The applicant proposes to allow the proposed building to extend into the setbacks as shown in the diagrams in the [presentation packet](#).

- 1. Street Side:** A departure has been requested to locate the building at 0'-1" minimum and average setback along E Republican Street property line, within the required 5 foot minimum, 7 foot average street side setback. The Board felt that the departure request for the street level setback on E Republic Street responds well to the existing neighborhood context provided by the Viceroy building across the street (C-1). By locating the wall at the street property line the two buildings provide street corner book ends that frame the pedestrian experience heading west (A-2).
- 2. Front:** A departure has been requested to locate the building at 0'-1" minimum and a 3'-11" average setback along E Boylston street property line within the 5 foot minimum, 7 foot average front setback. E Boylston Street contains a number of buildings constructed at the street property. The proposed façade maintains the existing street wall context (A-2).
- 3. Interior Side:** A departure has been requested to locate a portion of building within the 7' minimum setback above 42 feet in height. The proposed building wall will be located 5'-5" from the side property line above 42 feet. The requested departure is supported by a design that maintain a consistent wall line from ground to roof which is required to maintain architectural consistency along the façade (C-2).

The Board unanimously voted in favor of all requested departures. All departures have been requested to maintain an exceptional tree at the rear of the site (A-1, E-1).

## **BOARD RECOMMENDATION**

The recommendation summarized below was based on the design review packet dated May 1, 2013, and the materials shown and verbally described by the applicant at the May 1, 2013, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design. The Board recommends the following CONDITIONS (Authority referred in the letter and number in parenthesis):

- 1. Finalize the contemporary design of window screens, entry column and cornice as detailed in the provided Recommendation Meeting guidance. Each element should be designed provide an overall cohesiveness in the modern material application (C-2, C-4).**

## **DECISION – DESIGN REVIEW**

The proposed design is **CONDITIONALLY GRANTED** subject to the conditions listed below.

## **SEPA ANALYSIS**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated February 7, 2013. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant, reviewed the project plans and any additional information in the file, and pertinent comments which may have been received regarding this proposed action have been considered.

As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation” subject to some limitations.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for many short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. Additional discussion of short and long term impacts is found below.

### Short Term Impacts

The following temporary or construction-related impacts are expected: temporary soil erosion; decreased air quality due to increased dust and other suspended air particulates during excavation, filling and transport of materials to and from the site; increased noise and vibration from construction operations and equipment; increased traffic and parking demand from construction personnel traveling to and from the work site; consumption of renewable and non-renewable resources; disruption of utilities serving the area; and conflict with normal pedestrian movement adjacent to the site. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, additional discussion of noise and greenhouse gas impacts is warranted.

Noise- The project is expected to generate loud noise during demolition, grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends.

The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 7:00 PM on weekdays and 9:00 AM and 7:00 PM on weekends. If extended construction hours are desired, the applicant may seek approval from DPD through a Noise Variance request. The applicant's environmental checklist states that extended hours are not anticipated. The limitations stipulated in the Noise Ordinance are sufficient to mitigate noise impacts; therefore no additional SEPA conditioning is necessary.

Greenhouse gas emissions- Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

### Long Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Drainage Code, which requires on-site detention of stormwater with provisions for controlled tight line release to an approved outlet and may require additional design elements to prevent isolated flooding; the City Energy Code, which will require insulation for outside walls and energy efficient windows; and the Land Use Code and Design Review process which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term impacts, although some impacts warrant further discussion.

Greenhouse gas emissions- Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Parking and Traffic- The project is expected to include 45 low-income housing units (up to 30% of area medium income) and one resident manager. In addition to the residents and manager two full-time staff members will be employed to provide supportive service to residents. Residents of the site are not anticipated to own vehicles and instead utilize bike and bus transportation. It is anticipated that staff trips will be limited to approximately 4-6 trip a day for the arrival and departure of the staff and their van.

DPD's Transportation Planner has reviewed the project proposal and determined that no further mitigation is warranted under SEPA.

As noted above, the residents of the low-income housing are not anticipated to own vehicles but are expected to utilize the Metro transit system. Three parking spaces provided on site will service the one resident manager and two full-time staff. It is not expected that residents will generate any appreciable demand in parking.

Pursuant to SMC 25.05.675.M, there is no SEPA authority provided for mitigation of residential parking impacts in the Capitol Hill Urban Center. This site is located in that Urban Center, and the project is mostly residential with some commercial. Regardless of the parking demand impacts, no SEPA authority is provided to mitigate impacts of parking demand from the residential components of this project, even if impacts were identified.

## **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2C.
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2C.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC [197-11-355](#) and Early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

### **CONDITIONS - DESIGN REVIEW**

#### **Prior to Issuance of a Master Use Permit**

1. Master Use Permit plans shall be updated to show the revised window art screens, entry column and cornice. Each element should be designed provide an overall cohesiveness in the modern material application.

#### **Prior to Issuance of a Building Permit**

2. The building permit plans set shall specify the artwork medium and form for the window art screens and entry column.

#### **Prior to Certificate of Occupancy**

3. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Lindsay King 206-684-9218 or [lindsay.king@seattle.gov](mailto:lindsay.king@seattle.gov)).
4. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Lindsay King 206-684-9218 or [lindsay.king@seattle.gov](mailto:lindsay.king@seattle.gov)).

For the Life of the Project

5. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Lindsay King 206-684-9218 or [lindsay.king@seattle.gov](mailto:lindsay.king@seattle.gov)).

**CONDITIONS - SEPA**

None required.

Signature: \_\_\_\_\_ (signature on file) Date: July 18, 2013

Lindsay King, Senior Land Use Planner  
Department of Planning and Development

LK:drm

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